

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
October 27, 2011

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**WORK SESSION & REGULAR SESSION**

***Present:** Chairman Randy Hillier, Commission Members Steven Andersen, Nelsen Michaelson, Michael Nilson, and Michael Wagstaff, Alternate Commission Members Brett Anderson and Kris Kaufman, Community Development Director David Petersen, Associate City Planner Christy Alexander and Planning Secretary Heidi Gordon. Vice Chairman Jim Young and Commission Member Rick Draper were excused.*

**Chairman Hillier** opened the meeting at 6:00 p.m. and welcomed those in attendance.

**Special Presentation**

**Marci L. Milligan**, President of the Lotus Community Development Institute, Inc. (LCDII) explained that affordable housing is vital for a city, and she presented the Farmington City Affordable Housing Plan which included key findings from the LCDII, BEBR (Bureau of Economic and Business Research), and stakeholders regarding housing market and demographic characteristics, economic conditions, and housing affordability and need. Achievable goals, objectives, and policies were highlighted, and she stressed the importance of building upon prior plans while taking into account future economic trends with their accompanying housing gaps analysis and demand modeling. She reviewed Chart 5A—which is a ten-year timeline for affordable housing in Farmington—and Table 4A which is an analysis of regulatory barriers. She pointed out that education and incentives for landlords are two key elements in keeping a community healthy with a lower crime rate and other problems. The Commission discussed the timing and required costs for affordable housing applications, HUD funding, growth percentages, the state of Utah mortgage market, a study regarding foreclosures which shows that child support and alimony payments contribute to high foreclosure rates, and how to entice developers to build affordable housing in Farmington. Additional discussion items were tax credit properties, creating potential builder incentives, RFP (Requests for Proposal), monitoring market data, the possible formation of a sub-committee for site selection, and a computer generated program of the types of housing available in Farmington.

**David Petersen** read each of the 16 questions included in the Regulatory Barriers Questionnaire, and the Commission discussed the questions and answers. He also reviewed the City's existing RDA projects. **Ms. Milligan** explained that the greatest cause of being homeless is domestic violence and partnering with these types of agencies is a great idea. Community Development Block Grant (CDBG) funds may also be available. Farmington has resources and ordinances as a base, and their goals are achievable. She commended City staff for their efforts with respect to affordable housing. **Christy Alexander** will prepare an electronic version of the Plan for each Commissioner, and the final copy will be reviewed on Nov. 10, 2011.

**Miscellaneous**

**Ray Cox**, 37 South 200 East, asked if the Planning Commission approved the removal of the historic rock wall and mature shade trees which were located on the north side of the Monte Vista School. He has lived on his property for 35 years, and he believes the rock wall has been there for more than 50 years. The wall was several hundred feet long, several large trees were nearby, and a portion of his yard was torn up during the process. **David Petersen** said the School District obtained site plan approval, but a State Law

allows the School District to do what they want on their property. He was not aware of the historic wall and agreed to visit the subject property on Friday. **Mr. Cox** was told by the District that they plan to install vinyl fencing and landscaping between their property and his property.

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### **Minutes**

**Motion: Nelson Michaelson** made a motion to approve the minutes of the October 13, 2011 Planning Commission Meeting as amended. The motion was seconded by **Michael Nilson** and approved by Commissioners **Hillier, Michaelson, and Nilson**, and Alternate Commissioners **Anderson and Kaufman**. Commissioners **Andersen** and **Wagstaff** abstained because they did not attend.

### **City Council Report**

1. The plat amendment for a 2-family dwelling on Main Street was approved.
2. The plat amendment for Farmington Hills East Plat B is on the Nov. 1, 2011 City Council agenda.
3. UDOT gave a presentation on the WDC. As both alignments were discussed, the Council pointed out that the western alignment has no exits in Farmington. The City's master plan shows a future exit near the mink farm which would connect to Shepard Lane and another exit in the 1100 West/Glover Lane area. City Manager **Dave Millheim** is preparing a letter to UDOT to address those concerns.

### **Planning Commission Rules of Order**

**David Petersen** explained that the Planning Commission's Rules of Order have not changed since 1989, and he asked if they would like to update the document. Following a lengthy discussion they agreed that additional information is necessary and directed City staff to speak with URMMA, review the current Roberts Rules of Order, and determine what method the City Council uses.

### **Miscellaneous**

**Christy Alexander** told the Commission that the Affordable Housing Open House will be held at 6:00 p.m. on November 10, 2011. Final plat approval for both Miller Meadows and Tuscan Cove final plat and approval of the Meadow View schematic plan will be reviewed. **David Petersen** said an announcement of openings for the Planning Commission is included in the November newsletter—the exact number of openings will be known following the general election.

### **Adjournment**

**Motion: Randy Hillier** made a motion to adjourn the meeting, and it was adjourned at 8:00 p.m.

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**Randy Hillier, Chairman**  
Farmington City Planning Commission